

## PLANNING AND ZONING COMMISSION AGENDA

Tuesday, May 5, 2015

8:00 P.M.

Room 206

Town Hall

### **PUBLIC HEARING**

**Business Site Plan #168-F, Equity One, LLC--Trader Joe's, 430 Boston Post Road.** Proposal to expand Trader Joe's into a portion of the space now occupied by Orvis and perform related site development activities. The subject property is located on the southeast corner of the intersection of Boston Post Road and Old King's Highway North and is shown on Assessor's Map #35 as Lot #1, in a DB-2 (Designed Business Two – commercial) Zone.

**Special Permit Application #288/Site Plan, Fjord Fish Market, 1015 Boston Post Road.** Proposing to establish a retail fish market with associated convenience food service use in a portion of the now-vacant 927+/- square foot first floor space at 1015 Boston Post Road. The subject property is situated on the northwest corner of the intersection formed by Boston Post Road and Day Street and is shown on Assessor's Map #73 as Lot #15 & 16, in the CBD (Central Business District) Zone.

**Coastal Site Plan Review #307, Flood Damage Prevention Application #348, Land Filling & Regrading Application #350, Jared & Schuyler Heuer, 37 Contentment Island Road** Proposal to construct an addition to the existing single-family residence, modify the parking court and driveway, and to perform related site development activities within regulated areas. The subject property is located on the east side of Contentment Island Road approximately 1,250 feet south of its intersection with Shennamere Road, and is shown on Assessor's Map #68 as Lot #13 in the R-1 Zone.

**Coastal Site Plan Review #270-B, Flood Damage Prevention Application #306-B, Land Filling & Regrading Application #270-B, Paul & Amy Darrah, 11 Peabody Lane.** Proposal to retain a seawall; remove existing ramp and pier and float; construct timber walkway; construct elevated walkway, pier, gangway and float; and to perform related site development activities within regulated areas. The subject property is on the east side of Peabody Lane approximately 1,000 feet northeast of its intersection with Hawthorne Road (Salem Straits), and is shown on Assessor's Map #62 as Lot #60, in the R-1 Zone.

### **GENERAL MEETING**

*Deliberations and possible decisions on the following:*

**Special Permit Application #285, Land Filling & Regrading Application #213-A, Anthony & Elizabeth Minella, 53 Horseshoe Road.** Proposing to construct a 60' x 100' sports court with associated lighting; along with a related structure attached to the existing residence; install related stormwater management; and to perform related site development activities. *DECISION DEADLINE: 5/14/2015.*

**Subdivision Application #612-B, ASL Partners, LLC, 203 Long Neck Point Road.** Proposal to subdivide a 2.8+/- acre property into two rear lots, each with a 25 foot access to Long Neck Point Road.

**Land Filling & Regrading #160-A, David Jones, 93 Mansfield Avenue.** Proposing to fill and regrade back yard and install new associated retaining wall, and to perform related site development activities.

**Amendment of Special Permit Applications #22-O and 22-P, Coastal Site Plan Review #27-D and 27-E, Flood Damage Prevention Application #20-D and 20-E, Land Filling & Regrading Application #325, Tokeneke Club, Inc., 4 Tokeneke Beach Drive.** Proposing to amend the previously approved plans for the clubhouse and bathhouse by modifying: the width of the service driveway; the tennis courts; and the lockers; and to perform related site development activities within regulated areas.

**Coastal Site Plan Review #305, Flood Damage Prevention Application #346, Land Filling & Regrading Application #345, Kevin Kuryla, 9A Tokeneke Trail.** Proposing to construct a new single-family residence, pool, patio, on-site stormwater management and septic system, and perform related site development activities within regulated areas.

*Deliberations only regarding:*

**Land Filling & Regrading Application #348, Jeffrey & Dagmar Scalise, 1 Lynn Court.** Proposal for filling and regrading associated with the construction of a replacement single-family residence, detached garage, associated patios, and stormwater management, and to perform related site development activities. The subject property (formerly known as 140 Hoyt Street) is located on the south side of Lynn Court at the southwest corner formed by its intersection with Hoyt Street, and is shown on Assessor's Map #31 as Lot #13 in the R-1/3 Zone. *PUBLIC HEARING CLOSED 4/28/2015.*

**Approval of Minutes**

March 24, 2015	Public Hearing/General Meeting
March 31, 2015	Special Meeting/Public Hearing/General Meeting
April 7, 2015	General Meeting/Public Hearing
April 21, 2015	Public Hearing/General Meeting

**Any Other Business (Requires two-thirds vote of Commission)**

**ADJOURN.**